142.A	0003	0115.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	509,300	/	509,300
USE VALUE:	509,300	/	509,300
ASSESSED:	509,300	/	509,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	RICCIO MEGAN
Owner 2:	
Owner 3:	
Street 1:	10 ARAGON AVE # 713
Street 2:	
Twn/City:	CORAL GABLES
St/Prov:	FL Cntry: Own Occ: N
Postal:	33134 Type:

PREVIOUS OWNER

Owner 1:	WEISBECK JESSE & CATHERINE -
Owner 2:	-
Street 1:	115 HIGHLAND AVE UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 1072 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	506,300	3,000		509,300
Total Card	0.000	506,300	3,000		509,300
Total Parcel	0.000	506,300	3,000		509,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.09 | /Parcel: 475.09

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 142.A-0003-0115.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	506,300	3000	.		509,300		Year end	12/23/2021
2021	102	FV	491,900	3000	.		494,900		Year End Roll	12/10/2020
2020	102	FV	484,700	3000	.		487,700	487,700	Year End Roll	12/18/2019
2019	102	FV	502,900	3000	.		505,900	505,900	Year End Roll	1/3/2019
2018	102	FV	445,600	3000	.		448,600	448,600	Year End Roll	12/20/2017
2017	102	FV	406,800	3000	.		409,800	409,800	Year End Roll	1/3/2017
2016	102	FV	406,800	3000	.		409,800	409,800	Year End	1/4/2016
2015	102	FV	376,500	3000	.		379,500	379,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEISBECK JESSE	65218-204		4/15/2015		412,000	No	No		
LESICA JEFFREY,	56673-480		3/31/2011		378,750	No	No		
WILSON DAVID A	48588-389		11/30/2006		375,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2020	Mail Update	MM	Mary M
8/16/2018	Measured	DGM	D Mann
5/3/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7823													G8	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc CND | Total: | Spl Credit | Total:

PRINT

Date	Time
12/30/21	20:48:07

LAST REV

Date	Time
10/21/20	10:08:36

mmcmakin

PAT ACCT. 15464

User Acct	280315
GIS Ref	
GIS Ref	
Insp Date	08/16/18

!15464!

USER DEFINED

Prior Id # 1:	91616
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	40.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj $ / SQ:	407.551
Other Features:	68750
Grade Factor:	1.00
NBHD Inf:	1.23000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	621943
Depreciation:	115681
Depreciated Total:	506262

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	501.29
Special Features:	0	Val/Su Net:	472.29
Final Total:	506300	Val/Su SzAd	472.29

SKETCH

UnSketched SubAreas:
GLA: 1072,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,072	407.550	436,895

Net Sketched Area:	1,072			Total:	436,895
Size Ad	1072	Gross Area	1072	FinArea	1072

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

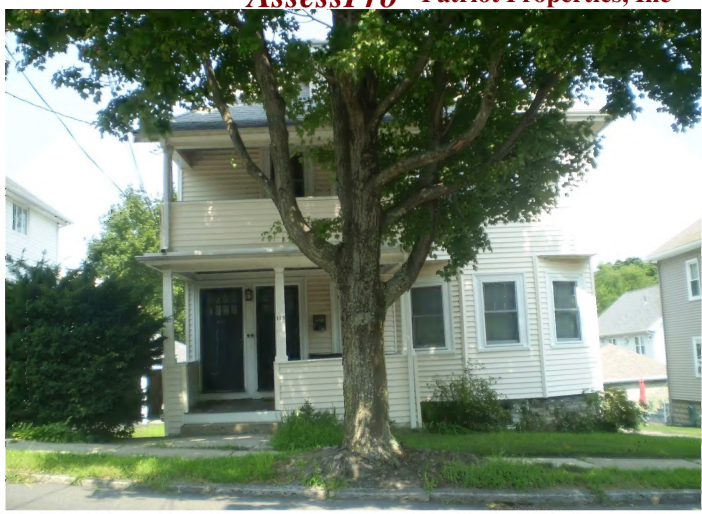
Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.A-0003-0115.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X18	A	AV	1960	30.43	T	40	102			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:	Total: 3,000

IMAGE

AssessPro Patriot Properties, Inc